



ORDINANCE NUMBER 2162(A)

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CHURCH ON A 2.68 ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF LUNA ROAD AND LAKE DRIVE AND WITHIN THE PLANNED DEVELOPMENT SIXTY SEVEN ZONING DISTRICT (PD-67); APPROVING A SITE PLAN FOR PHASE I; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amendments to the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a church on a 2.68 acre tract located at the southeast corner of Luna Road and Lake Drive within the PD-67 zoning district. Said tract being more specifically defined on Exhibit "A".

SECTION 2. That Phase I of the church facility shall be constructed, maintained, and operated in the manner shown on the approved site plan attached as Exhibit "B".



SECTION 3. That prior to issuance of any irrigation permits or any certificate of occupancy, an irrigation plan must be submitted to and approved by the City Staff.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, as herein amended, by the granting of a Specific Use Permit and approval of an associated site plan for Phase I only, an area of 2.68 acres located at the southeast corner of Luna Road and Lake Drive which includes a sanctuary, fellowship hall, classrooms, and offices as shown in Exhibit "B".

SECTION 5. That the Mar Thoma Church of Dallas initiated the request for a Specific Use Permit to allow a church use on the property located in the PD-67 zoning district as described in Exhibit "B", and the authorized representatives of the Mar Thoma Church have acknowledged in public hearings that the Mar Thoma Church is aware that properties surrounding and adjacent to the church site are zoned to allow restaurant and hotel uses and that should these properties be developed as such, alcoholic beverages may be sold at those establishments, and said representatives of the Mar Thoma Church have stated for the record in public hearings and in writing that the Mar Thoma Church will not oppose the sale of alcoholic beverages from restaurants and hotels that may be located in the surrounding or adjacent areas from the church site.

SECTION 6. That authorized representatives of the Mar Thoma Church of Dallas have acknowledged in public hearings that the Mar Thoma Church of Dallas is aware that the area surrounding the church site is zoned to allow a wide variety of uses including manufacturing, warehousing, retail, hotel, office, public building and assembly uses, that may include auditoriums and restaurants, and that possible changes in future legislation could allow other entertainment uses including gaming and gambling casinos, to be located in the surrounding and adjacent areas and said representatives of the Mar Thoma Church have stated for the record in public hearings and in writing that the Mar Thoma Church will not oppose such uses or land developments.

SECTION 7. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

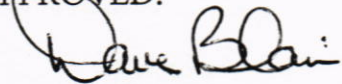
SECTION 8. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

SECTION 9. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 10. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

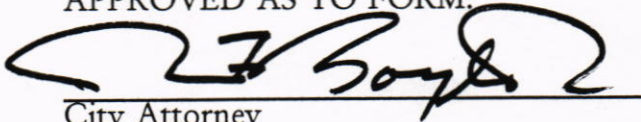
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 6th  
\_\_ day of March, 1995.

APPROVED:



\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Secretary

EXHIBIT "A"

Being part of Lot 1, Block A, of The Lakes on LBJ North, 1st Installment, an addition to the City of Farmers Branch, Texas, according to the map thereof recorded in Volume 80153, Page 2450, Map Records of Dallas County, Texas, and being the most northerly 2.68 acres out of Lot 1, referenced above and having a frontage along Lake Drive of approximately 516 feet and a frontage along Luna Road of approximately 217 feet and containing only Phase I of the Mar Thoma Church of Dallas as proposed on the site plan labeled Exhibit "B".

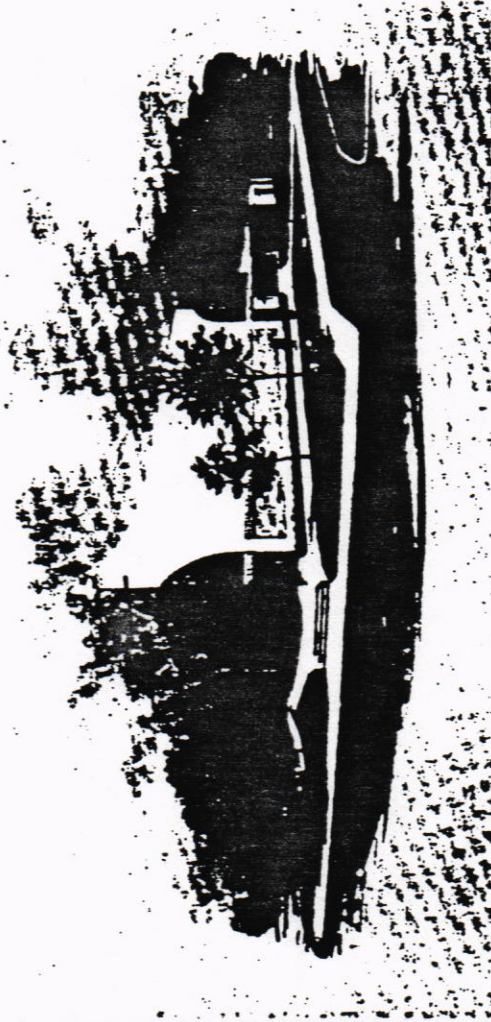


# MAR THOMA CENTER



## INDEX OF SHEETS

0	COVER SHEET - SITE DETAILS
<b>CIVIL</b>	
C1	GRADING AND DRAINAGE PLAN
C2	PAVING & UTILITY PLAN
<b>ARCHITECTURAL</b>	
1	SITE PLAN, PROJECT INFORMATION.
2	FLOOR PLAN, WALL TYPES
3	DOOR, WINDOW, FINISH SCHEDULES.
4	REFLECTED CEILING PLAN
5	ROOF PLAN, ROOF DETAILS
6	ENLARGED SANITARY PLAN
7	ENLARGED FUTURE BALCONY PLAN
8	ENLARGED RESTROOM AND KITCHEN
9	PLAN AND ELEVATIONS
10	CABINET DETAILS
11	BLDG ELEV - FRONT, REAR, & SIDE
12	BLDG ELEV - N. ELEV., S.W.
13	BLDG ELEV - DETAILS
14	BLDG SECT - LATERAL HALLS
15	BLDG SECT - DIA. HALLS (BOX)
16	BLDG SECT - DIA. HALLS (PRINT)
17	BLDG SECT - LONG/LAT. FELLOWSHIP
18	BLDG SECT - HALL & DETAIL
19	WALL SECTIONS, DUMPSTER DETAILS
20	WALL SECTIONS
<b>STRUCTURAL</b>	
21	FOUNDATION PLAN
22	FOUNDATION DETAILS
23	BALCONY FRAMING PLAN
24	ROOF FRAMING PLAN
25	FRAMING DETAILS
26	PANEL ELEVATIONS AND DETAILS
<b>MECHANICAL</b>	
<b>ELECT./PLUMBING</b>	
MEP-1	SITE MECHANICAL
M1	HVAC PLAN
M2	HVAC SCHEDULES AND DETAILS
P1	PLUMBING PLAN
P2	PLUMBING DETAILS
E1	LIGHTING PLAN
E2	POWER PLAN
E3	SCHEDULES AND DETAILS
E4	SCHEDULES AND DETAILS



**OWNER:** MAR THOMA CENTER / FARMERS BRANCH, TX.

**ARCHITECT:** BROWN, BROWN & ASSOCIATES / RICHARDSON, TEXAS

**CONSULTANTS:**

**STRUCTURAL:** WILLIAM E. PATTERSON, P.E./DALLAS, TX.

**MEP:** IDA INC. / DALLAS, TX.

**CIVIL ENGINEER:** HELMBURGER ASSOCIATES / WYLE, TEXAS

**LANDSCAPE:** MICHAEL ZERBACH & ASSOCIATES/DALLAS, TX.

**ACOUSTICS/AUDIO:** GP(A) ACOUSTICS / DALLAS, TX.

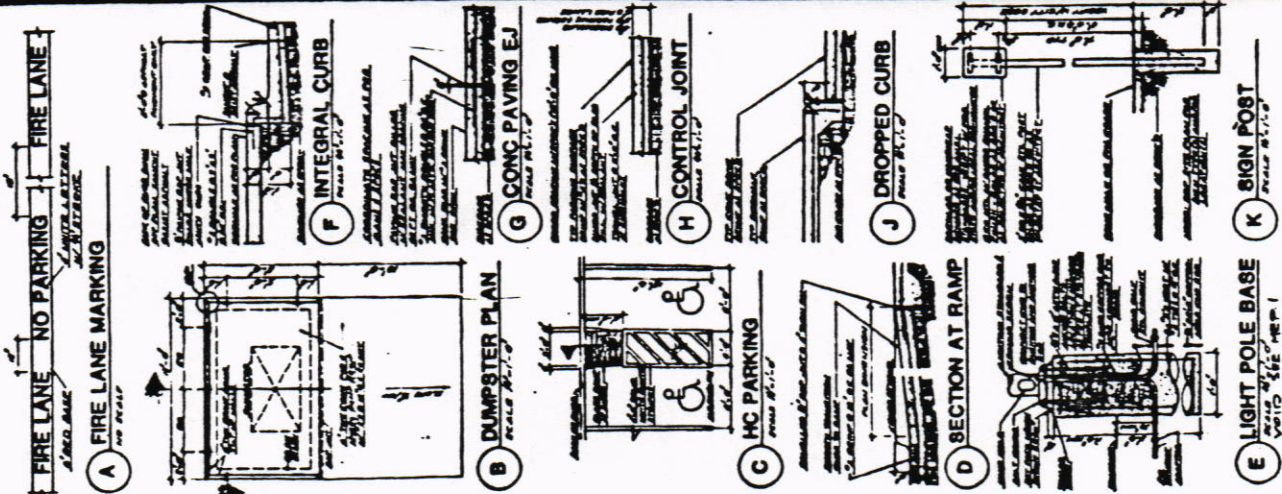
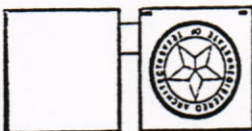
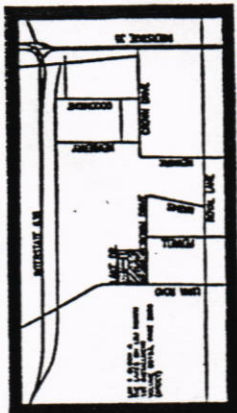


EXHIBIT "B" (1 of 6)

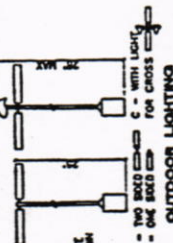




## MAR THOMA CENTER



### LOCATION MAP



## OUTDOOR LIGHTING

MAR THOMA  
CENTER  
STREET NO.

**SHOW DETAIL**

### STATISTICAL SUMMARY

**CONSTRUCTION TYPE**  
TYPE 8 - ONE HOUR NON SPREADS  
ONE STORY CONC., TILT WALL - TAN COLOR  
THEIR CORRIDORS W/ SELF CLOSING DOORS  
EAKING HARDWARE ON EXITS W/ LOCKS FROM A-2.1 OR A-3 OCC.

## OCCUPANCY

A-2.1	GENERAL INFO, NAME OF PROJECT	WAR THOMA CENTER OUR STORY OUR SOUL
1	1	1

SITE AREAS	ACRES	SQ.FT.
AREA INCLUDED IN PHASE I	2.3813	111,343.02
ADDITIONAL AREA IN S.U.P.	.3104	14,828.70
AREA OUTSIDE OF S.U.P.	4.0260	178,485.81

BCE OF SUP.		BCE OF SUP.	
TOTAL	TOTAL	TOTAL	TOTAL
301,854.72	136,173.72	10,378	50,717
8,923.16	2,889.58	2,408	50,717
		1,113	50,717
		793	50,717
		243	50,717
		77,343	50,717

BUILDING SITE COVERAGE	12.341	50 FT.
SQUARE FEET	15.0	%
PORCHAGE OF SITE	1.842	
FLOOR AREA RATIO	18.700	50 FT.
LANDSCAPE	18.5	
REQUIRED 50 FT.	33.108	50 FT.
REQUIRED %	37	%
50 FT. PROVIDED		

A PROPOSED  
 PROVD INTERNAL TO PARKING  
 LINES TO BE OPENED THIS PHASE  
 LANE IS 10' WIDE  
 -32  
 PROPOSED NEW LVC OAK  
 2" CAL. 5'  
 PROPOSED NEW CAMPENITILE  
 8' TALL AT PLANTING  
 LANE OF INTERLOCK  
 COMMON  
 BRIDGATION

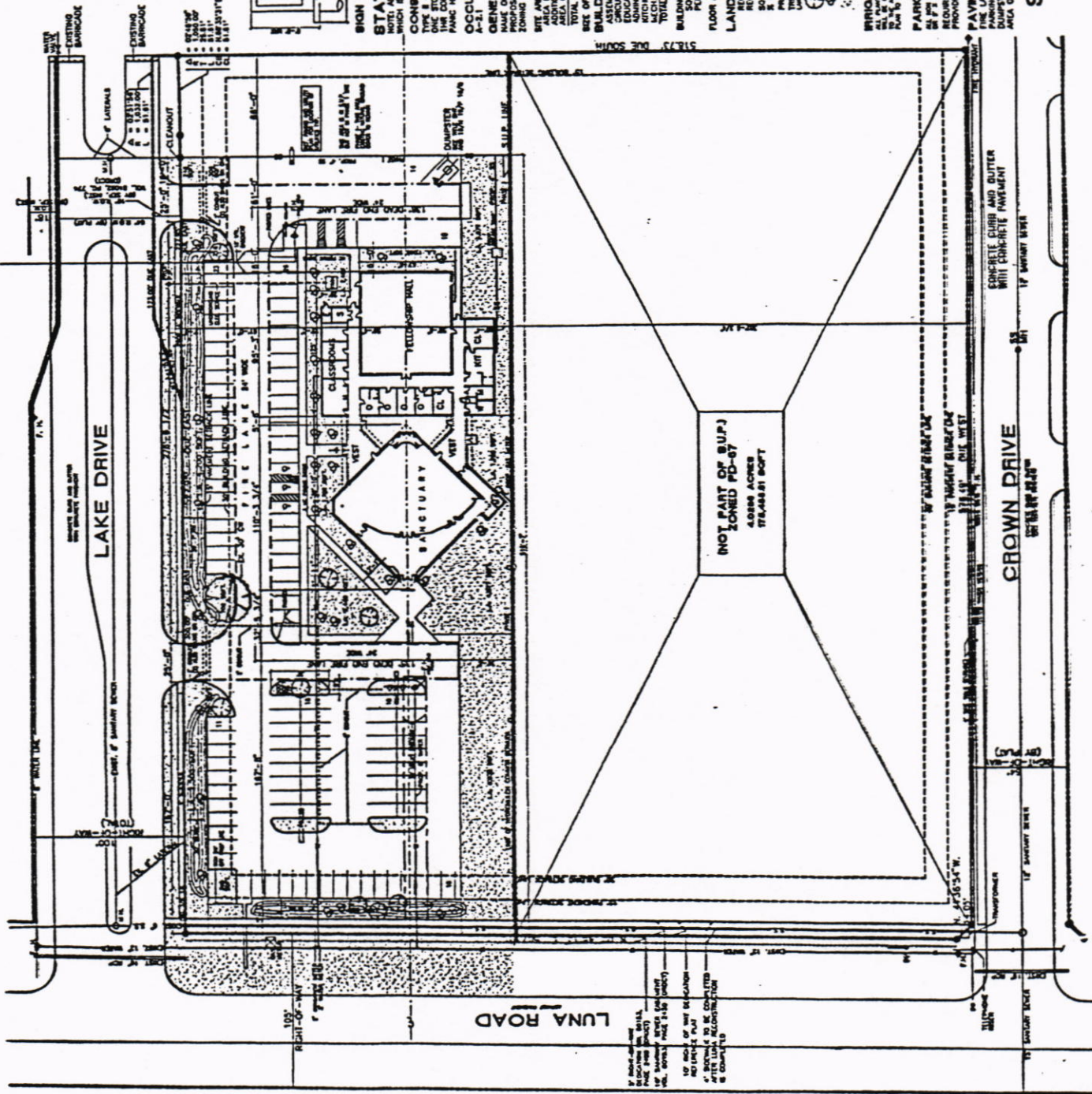
**PARKING**  
 ALL PAVED AREAS (INCLUDING SIDEWALKS) ARE TO BE OPENED TO THE PUBLIC FOR FREE PARKING. ALL OTHER AREAS ARE TO BE CLOSED TO THE PUBLIC.  
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**SITE** | **LANDSCAPE**

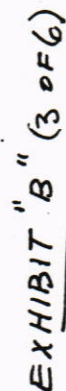
**FIRE LAKES**  
**PARKING AREAS**  
**DUMPSTER PAD**  
**AREA OF PAVING**

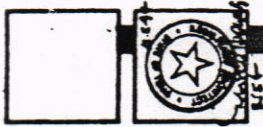
**3" 3000 PSI CONCRETE @ 28 DAYS**  
**3" 3000 PSI CONCRETE @ 28 DAYS**  
**4" THICK CONCRETE W/14018" CIBS**  
**\$8,235 SQT.**

## SITE | LANDSCAPE PLAN









MAR THOMA CENTER

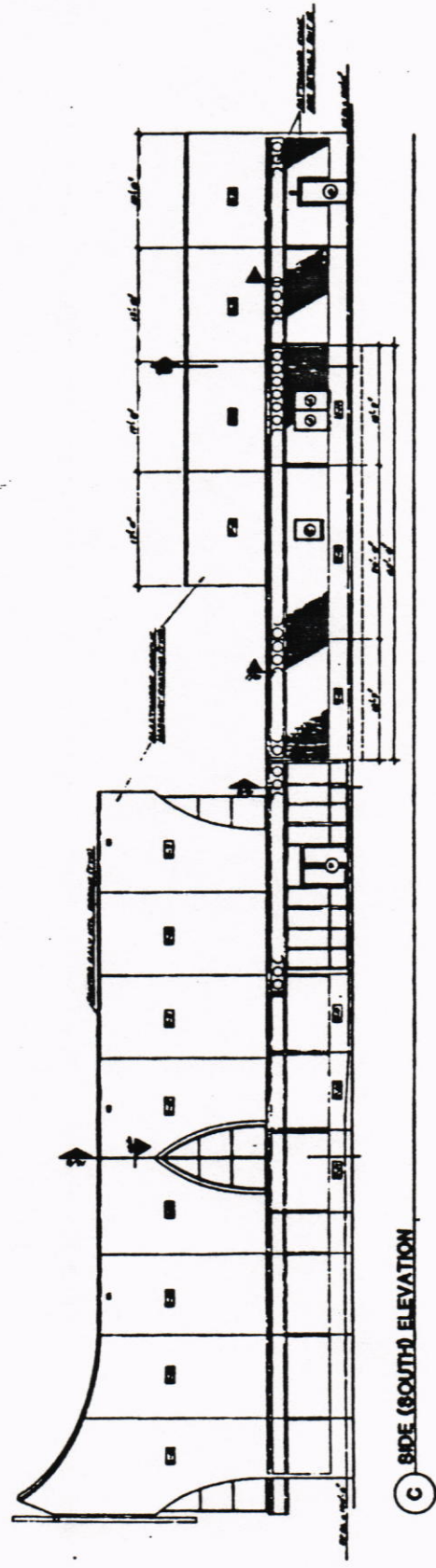
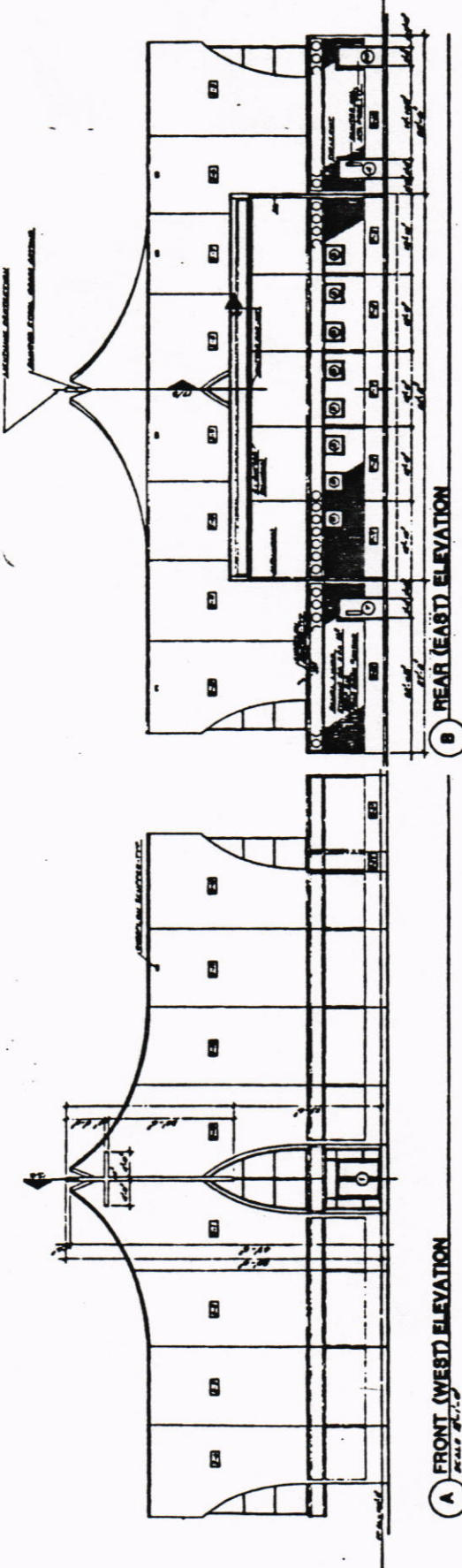
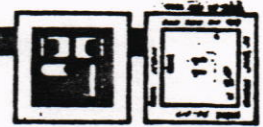
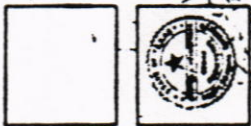


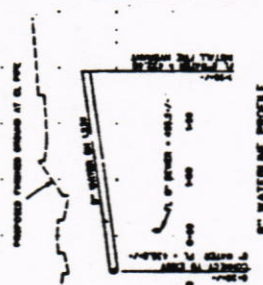
EXHIBIT "B" (4 of 6)





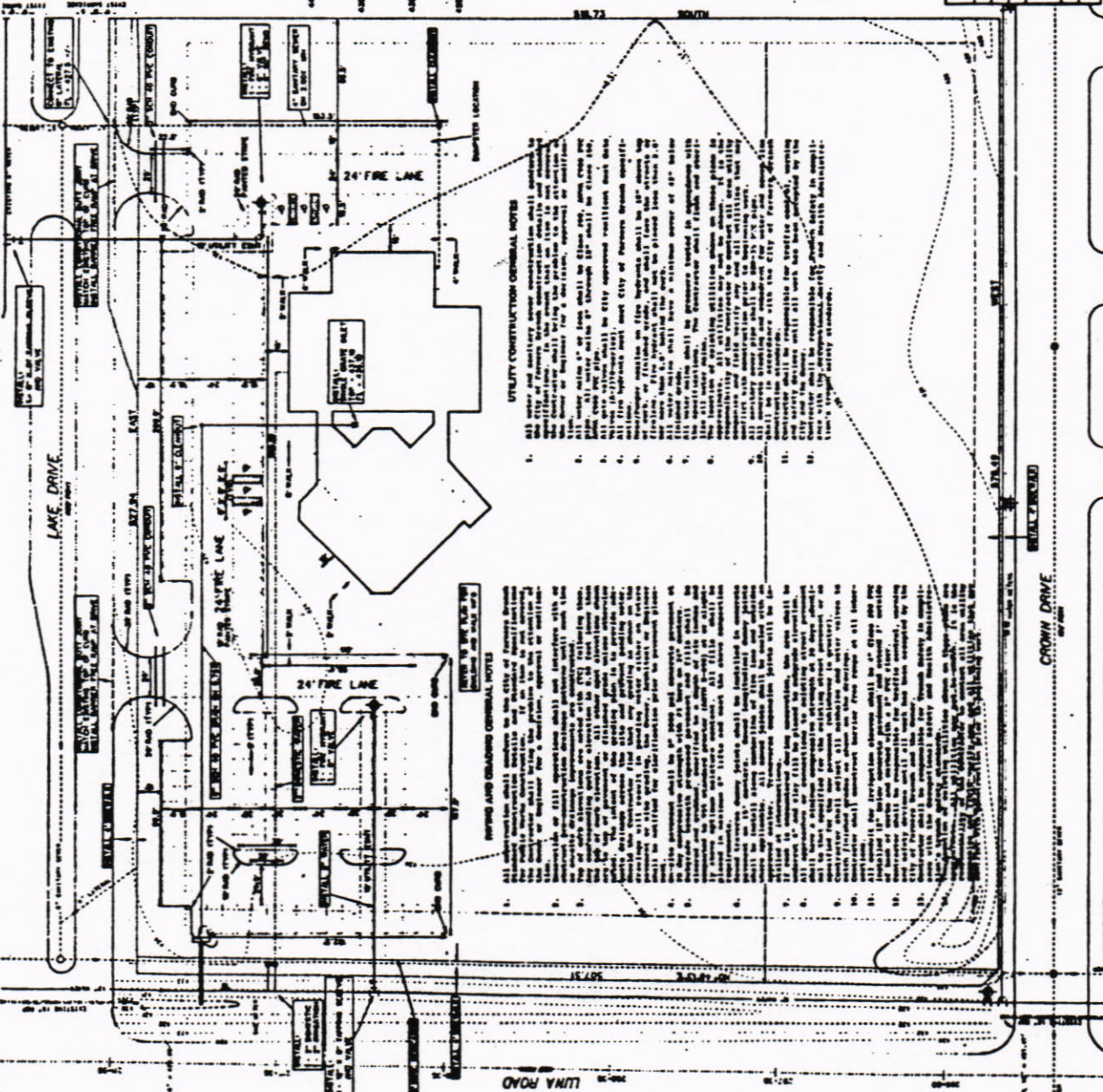
# MAR TOMA CENTER FARMERS BRANCH, TEXAS

BROWN - BROWN AND ASSOCIATES - ARCHITECTS, P.A.



NOTES:  
1. All work shall be in accordance with the City of Farmers Branch Ordinance No. 100, as amended, and the City of Farmers Branch Engineering Department Standard Specifications for Road and Bridge Construction, 1995 Edition.  
2. The City of Farmers Branch Engineering Department shall be notified in writing at least 10 business days prior to the start of construction.  
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PAVING AND UTILITY PLAN	
MAR TOMA CENTER	
LUNA ROAD AND LAKE DRIVE	
FARMERS BRANCH, TEXAS	
H. J. LAMAR, INC.	
P.O. BOX 1000, FARMERS BRANCH, TEXAS 75440	
DATE: 10/1/95	
BY: H. J. LAMAR, INC.	
C2	



**UTILITY CONSTRUCTION GENERAL NOTES**

1. All utility work shall be in accordance with the City of Farmers Branch Ordinance No. 100, as amended, and the City of Farmers Branch Engineering Department Standard Specifications for Road and Bridge Construction, 1995 Edition.
2. The City of Farmers Branch Engineering Department shall be notified in writing at least 10 business days prior to the start of construction.
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**PAVING AND GRADING GENERAL NOTES**

1. All paving and grading work shall be in accordance with the City of Farmers Branch Ordinance No. 100, as amended, and the City of Farmers Branch Engineering Department Standard Specifications for Road and Bridge Construction, 1995 Edition.
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EXHIBIT "B" (LOF 6)